



FILE: PA02-0124

DATE: December 11, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0124 for Site Development Permit
APPLICANT: Cheryl Olson

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit to allow for the construction of a second residential unit as permitted by Zoning Code Section 7-9-146.5 "Guesthouses or second residential units". The proposed second residential unit is a detached one-story structure with two-bedrooms, two-bathrooms, a living room, a kitchen and an attached two-car garage. The proposed second residential unit has 1,198 square feet of habitable living area. Access to the garage area is from an existing driveway. The structure is located 50 feet from the front property line, 50 feet from the side property lines and 180 feet or greater from the rear property line. .

The subject site is 2.02-acres in size and is located in the northern Los Rancho Estates area of the community of Coto de Caza, at 23221 Pradera Road, which is the end of the road. The site is developed with a single-family residence currently undergoing substantial modifications. The site is surrounded by similar estate type single-family homes. For this specific site, the Zoning Code permits second residential units subject to a Site Development Permit approved by the Director of Planning. A second residential unit must also meet the following site development regulations: 1) accessory to a single-family dwelling; 2) contain no more than 1,200 square feet of living area; 3) not located in any building setback area applicable to the main residential building; and 4) provide one additional parking space. The proposed second residential unit conforms to all the site development regulations and therefore may be approved by this Site Development Permit. The Coto de Caza Master association reviewed the proposal and returned comments indicating that the proposal did not appear to impact the Master Association.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-146.5 "Guesthouses or second residential units" and 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:\My Documents\Coto\PA02-0124 Staff Olson.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.